



Seller's Inspection Checklist

For use in preparation for the inspection of your home. Provided to you by Windy City Home Inspection, Inc.
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847.926.HOME
(4663)

General

- 1.____Make sure all utilities are turned on.
- 2.____Clear access to electrical panel, crawl space, attic space, and garage walls.
- 3.____Remove or put pets in a secure area.
***More than likely, the buyers will come to the inspection. Have the house clean. Don't leave dishes in the sink, pans in the oven, or cars in the garage. Change all air filters prior to the inspection. Leave your phone number for inspector in case they have any questions about the operation of your home.*

Exterior

- 4.____Make sure water drains away from the house by adding a downspout and splash blocks under gutters.
- 5.____Fix any loose shingles nail pops on the roof.
- 6.____Clean gutters and downspouts to prevent overflowing.
- 7.____Check wood trim joints for softness and caulk.
- 8.____Check all steps for loose bricks or wood and replace or secure as needed.
- 9.____Check all handrails for looseness and secure as needed.
- 10.____If there is a deck, check for weathered wood.
- 11.____Check for any fallen insulation or wood debris lying on the ground under a deck or in a crawl space. This creates a conducive environment for termites.
- 12.____Check hose faucets to ensure they are not loose or leaking.
- 13.____Ensure that there are anti-siphon devices installed on the exterior hose faucets.

Garage

- 14.____Check automatic reverse on garage doors.
- 15.____Check garage foundation walls for termite tubes (mud tubes on the wall).
- 16.____Move stored items away from the garage walls so that the foundation is visible.
- 17.____Check for damaged sheetrock adjoining the living space to ensure proper fire rating.

Interior

- 18.____Ensure windows open, close, and lock.
- 19.____Ensure windows stay up (open) on their own.
- 20.____Check windows for possible broken thermos seals/cracks.
- 21.____Ensure that outlet covers are not loose, damaged, or missing.
- 22.____Check doors for rubbing/sticking when opening and closing. Correct or adjust as needed.
- 23.____Check walls and doors for holes from door handle or from door step.
- 24.____Check ceiling fans on all speeds for wobbling.
- 25.____Check and replace all burned out light bulbs.
- 26.____Consider cleaning/re-stretching carpet if needed.
- 27.____Check for and fix any holes/nail pops in walls.

Kitchens and Bathrooms

- 28.____Fill all sink basins, drain, and check for leaks.
- 29.____Check disposal and dishwasher
- 30.____Check cabinets for any rubbing and ensure they are secure and open/close properly.
- 31.____Check that all burners and elements work on the stove/oven.
- 32.____Check counters and backsplashes for any needed caulking.
- 33.____Check for loose or cracked tiles or missing grout.
- 34.____Check toilets for cracks, correct any loose/rocking toilets or tanks
- 35.____Check supply lines, toilet shut offs, and to ensure they flush properly.
- 36.____Check faucets to ensure proper hot and cold plumbing installation (hot is left, cold is right.)
- 37.____Check all faucets for water pressure. If pressure is low, try cleaning out aerators/screens.
- 38.____Check laundry connection for leaks.
- 39.____Check water heater for leaks/corrosion.
- 40.____Check breakers for tripped or missing breakers.
- 41.____Check GFCI's and AFCI's to ensure they work.